

RANCHO LA SIERRA SPECIFIC PLAN SUMMARY

PLANNING OBJECTIVES

- ! Implement the land use and development policies expressed in Measure C and the City of Riverside General Plan.
- ! Implement the design criteria approved by the City Council in its approval of the Championship Golf Concept Plan on April 26, 1994.
- ! Preserve significant natural landforms, drainages, and wildlife habitat on-site and provide an effective buffer between the Hidden Valley Wildlife Refuge and the developed portion of the site.
- ! Establish valuable public recreational opportunities and high quality single family residential uses, which enhance both the surrounding La Sierra community and the city as a whole.
- ! Ensure that permitted residential development is sensitive to the natural topography by avoiding obtrusive ridgetop, skyline development.
- ! Achieve a well-defined and unique community image through appropriate grading, landscaping and other design techniques.
- ! Provide compatible land uses and recreational trail linkages with the existing residential neighborhoods to the south.
- ! Preserve and enhance the scenic qualities of the planning area.
- ! Provide a locally oriented circulation system which precludes through traffic across the site and minimizes access from existing residential neighborhoods to the south.
- ! Recognize Arlington Avenue as an important gateway into the City of Riverside and the community of Rancho La Sierra.

LAND USE CONCEPT

The intent of the Rancho La Sierra Specific Plan is to accommodate diverse land uses while maintaining the property's open space character and protecting the Santa Ana River corridor. The Plan provides for recreational and open space uses, community facilities, single family residential development, and agriculture.

The recreational focus will be the high quality golf opportunities provided by the proposed golf courses which will be open to the public. Open space areas incorporate major topographic features of the site and natural open space reserved for wildlife habitat and movement pathways between the Norco Hills to the south and the Santa Ana Regional Park to the north. Lands in the westerly Plan area are proposed to

accommodate agricultural uses. A recreational trail network is planned throughout the open space areas, including numerous feeder equestrian trails and a segment of the Santa Ana River Bikeway. Other planned community facilities include a community park, an elementary school site, and a neighborhood equestrian center. No more than 162 single family residences are permitted, clustered to preserve important natural features and the open space character of the site.

A statistical summary of the approximate acreage devoted to each land use is provided below.

Table 1
Land Use Summary

<u>Land Use</u>	<u>Acreage</u>
Golf Course	383
Natural Open Space (including Trails and Wildlife Corridor)	170.5
Residential	145
Constructed Wetlands, Lakes, Arroyos	(65.5)*
Agriculture	26.5
Community Park	15
Equestrian Center	5.5
Elementary School	<u>10</u>
Total	755.5

* this acreage included in the Golf Course total

PLAN COMPONENTS

Several distinct land use components are included in the Plan, as described below. Boundaries shown on the land use plan are illustrative in nature, and will be precisely defined through more detailed site planning processes.

Golf Course

Championship golf in the form of a maximum 45 holes (up to two 18 hole courses and a 9 hole course) is proposed, covering approximately 383 acres. The golf courses will be open to the public. One 18-hole course will be situated generally west of the centrally-located clubhouse, with the remaining holes planned easterly of this facility. The conceptual layout includes a fairway routing visible from Arlington Avenue, near the main project entrance. Arlington Avenue is identified as a major gateway into the City of Riverside, and this treatment will provide an attractive "green" entryway into both Rancho La Sierra and the city as a whole.

The golf courses have not yet been designed. It is the intent of this Plan that they be of championship caliber, designed by golf course architects of international stature. The courses are intended to serve local golfers as well as visitors from other parts of Southern California. They will also be marketed to both foreign and domestic tourists. The golf courses will be open to the public, and will include associated facilities such as a clubhouse and a driving range. To minimize biological and visual impacts, the driving range will not be lighted. Golf course design will minimize turfed areas and grading and emphasize retention of natural topographic features. The design will further provide habitat for local wildlife species, minimize irrigation needs and incorporate pest management techniques to minimize the effects of pollution associated with pesticides, herbicides and fertilizers.

Single Family Residential

The policies of Measures R and C serve as the basis for the density and design standards of the residential areas, allowing for a maximum of 162 single family residential units. Homes will be sited in clusters designed to preserve significant landforms and other important open space areas. Two residential designations are included in the Plan to reflect the distribution of densities on the site; these designations are defined below. Unit allocations are summarized in Table 2.

Table 2
Residential Density Allocations

Residential Estate	135 units
Residential Conservation	27 units*
TOTAL	162 units

* 27 units reflects the maximum density bonus; in practice the maximum bonus may not be achieved. In accordance with Title 19 of the Municipal Code, permitted units cannot be transferred between Residential Conservation and Residential Estate designations.

Natural Open Space

Approximately 170.5 acres will be preserved as natural open space. These open space areas protect the important natural features of the site, such as significant natural hills, steep slopes, rock outcroppings and arroyos. They further provide wildlife habitat and foraging areas, and function as wildlife movement pathways connecting significant habitat and foraging areas located on and off-site. A wildlife corridor is designated in the western portion of the site, as a segment of a larger corridor intended to link the Santa Ana River and the Norco Hills. An extensive recreational trail network is also included within the open space system, consisting of a segment of the regional Santa Ana River Bikeway and a series of local feeder trails.

Constructed Wetlands/Lakes/Enhanced Arroyos

Approximately 65.5 acres of constructed wetlands/lakes/enhanced arroyos shall be accommodated in the proposed golf courses. These constructed wetlands provide the

opportunity to filter site runoff and store water for irrigation needs. They further create a wetland environment compatible with the nearby Santa Ana River ecosystem.

Agriculture

Agriculture is proposed on approximately 26.5 acres located at the westerly end of the site. It is anticipated row crop farming, vineyards or plant nurseries operated by small commercial interests could be accommodated.

Community Facilities

This Specific Plan provides facilities intended to serve both Rancho La Sierra and the larger La Sierra community. Planned facilities are described below.

Community Park

A 15 acre community park is planned at the southeasterly edge of the Plan area, fronting on Tyler Street and bordered by a proposed new public street. This site is near existing single family residential neighborhoods to the east and south which are not presently served by a nearby community park facility. Both these neighborhoods and the Rancho La Sierra community will benefit from the active recreational facilities such as lighted sport fields, playground equipment, and play fields proposed for the site.

Neighborhood Equestrian Center

Situated on approximately 5.5 acres located northerly of the Jones Avenue/Valley Drive intersection, this facility would consist of a full-size riding arena and limited parking, with access provided from the existing public street system. The center is planned as a neighborhood amenity, open to the general public and primarily intended for use by neighboring residents within riding distance. It is not intended as a regional facility, which will be reflected through its design.

Elementary School

A 10 acre site for an elementary school is designated at the southeastern end of the site, adjacent to the planned community park. The planned school will serve adjacent neighborhoods as well as Rancho La Sierra.

As a matter of information, the majority property owners are negotiating with Alvord Unified School District regarding the possible deletion of the school site from the Plan.